

RESOLUTION NO. ____-

**RESOLUTION OF THE YOLO COUNTY BOARD OF SUPERVISORS
ESTABLISHING THE BOUNDARIES OF THE CLARKSBURG AGRICULTURAL
DISTRICT AND IDENTIFYING A PROCESS TO DEFINE
AND IMPLEMENT THE DISTRICT**

WHEREAS, the Board of Supervisors has expressed an interest in the establishment of "agricultural districts" within unincorporated Yolo County where agricultural business development and expansion (including industrial processing, commercial sales, and agricultural tourism) would be encouraged through the use of targeted regulatory streamlining, financial incentives, and specialized marketing efforts; and

WHEREAS, the Board of Supervisors is interested in establishing the first such district within the Clarksburg region, as a "pilot" project for the following reasons:

- The Clarksburg "peninsula" provides clear boundaries for an agricultural district.
- The area has both physical and political identity.
- The area falls within a federally designated wine appellation.
- The area is coincident with the locally designated planning area.
- The area falls within the proposed West Sacramento Enterprise Zone.
- The County's Economic Development Division has received a \$35,000 CDBG Economic Development Planning/Technical Assistance Grant to study the growth potential for the emerging wine industry and other associated agri-tourism in the region. A consultant has been selected and the study is underway with a report due in 2008.
- The area already has an emerging value-added industry.
- Clarksburg accounts for 9.4 percent of the County's active farmland, but produces 21.7 percent of the total value of the County's top five crops (tomatoes, alfalfa, grapes, almonds, and seeds). Considering that there are no almonds grown in Clarksburg this is extraordinary.
- Approximately 30 percent of the active farmland within the Clarksburg Agricultural District is devoted to wine grapes.
- Clarksburg's grape acreage accounts for 63.8 percent of the County's total grape crop production.
- Clarksburg also produces 85.1 percent of the County's total pear crop production and 38.7 percent of the County's ornamental turf production.

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- A total of 16 family groups own nearly half (47.6 percent) of all active farmland within the Clarksburg area.
- The concept of an agricultural district has the support of growers and the community.
- The town of Clarksburg, including the Old Sugar Mill, provides an existing economic center.
- Clarification of community agricultural goals helps set the stage for coordination with the Delta Protection Commission on their update of the Land Use and Resource Management Plan.

NOW, THEREFORE, the Board of Supervisors hereby resolves as follows:

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1. The region identified in Exhibit A shall hereafter be known as the Clarksburg Agricultural District.
2. The following process shall be undertaken to define and implement the district:
 - a) A staff team comprised of the Planning Director, the Agricultural Commissioner, and the Economic Development Manager compile available data for the area.
 - b) A team comprised of the Planning Director, the Economic Development Manager, and District Supervisor McGowan identifies a list of critical stakeholders and a framework for interview questions.
 - c) An interview panel is identified and a series of individual interviews and mini-focus groups are undertaken to explore key interview themes and questions.
 - d) Key interview themes and questions are also posed to the community advisory committee to allow for more generalized community input
 - e) District Supervisor McGowan appoints a small advisory team of local agricultural leaders to work with staff to define the goals and strategies for the Agricultural District and produce a draft working plan for implementation of the Clarksburg Agricultural District.
 - f) After community review and input the plan is presented to the Board of Supervisors for consideration, together with any environmental review documents required under the California Environmental Quality Act.
 - g) Specific implementation actions and deadlines are identified and undertaken.
3. Concepts to be explored within the Clarksburg Agricultural District include the following:
 - a) Lower Fees -- Lower building permit fees to promote improvements and structures related to agricultural processing, rural tourism, and other value-added activities.

- b) Relaxed Regulatory Standards -- Relaxed County regulatory standards for parking (e.g. allowed use of gravel surfaces rather than paved), occupancy (e.g. allowed use of barn structures for events), lighting (e.g. lower minimum standards), pedestrian circulation (e.g. allowed use of surfaces other than paved sidewalk), and sanitation (e.g. allowed use of portable toilets and related facilities rather than permanent systems) to encourage agricultural tourism opportunities.
- c) District Marketing -- Free or subsidized participation in specialized marketing efforts to continue targeted "branding" and name recognition within the districts.
- d) Master CEQA Documents -- Free or subsidized use of County sponsored CEQA clearance documents (e.g. master EIRs) to facilitate more intense agricultural "tourism" use of properties (e.g. dude ranch, winery, restaurant, bakery, itinerant vending, cheese production, oil press, wine crush, outdoor entertainment/music, culinary classes, tourist cabins, etc.), in a manner that is consistent with applicable federal, state, and local laws.
- e) Different Level of Service Standards -- -- Differentiated impact thresholds for rural roadways that allow higher traffic levels for agriculturally related events while maintaining the rural setting and design of the existing roadways.
- f) Farm Housing -- Improved opportunities for development of on-site housing for agricultural families and farm-workers (e.g. mobile home parks; recreational vehicles; worker "camps", etc.).
- g) Expert Consulting Services -- Consider use of expert outside consulting services from the UCD Agricultural Issues Center and/or from entities such as the American Farmland Trust to undertake original research and/or to update the 1996 Yolo County Agricultural and Tourism Targeted Industry Analyses Final Report as related to the Clarksburg area. Experts in agricultural economics, water, and soils should be considered to help define the issues.
- h) Regional Agricultural Summit -- The County would reach out and involve local experts and interested parties, using a facilitated process, to provide educational material, identify issues, and define a procedural roadmap.
- i) Agricultural Permit Center -- County "permit coordinator" services to educate and assist land owners in securing various permits for agricultural-related endeavors and infrastructure within the districts. This could be staffed by an Agricultural Permit Coordinator who would activate when necessary an agricultural "strike team" made up of representatives from the Planning Department, Agricultural Commissioner's office, Health Department, Economic Development office, and perhaps other departments/divisions, organized to help a farmer or rancher with a promising value-added idea work successfully through the permitting process. This center could provide other hands-on assistance.
- j) Expanded Agricultural Commissioner's Office -- Consider a larger, more prominent role for the Agricultural Commissioner's Office. The San Luis Obispo County Department of Agriculture Land Use Program provides a nice example of this. It is important to note that Yolo County engages in many of the same programs as San Luis Obispo County, however where the programs are housed, how they are staffed, the way in which they are implemented,

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and the coordination and cooperation between County representatives can make a significant difference in terms of the success of the program through the eyes of the user.

k) **Agricultural Economic Centers** – Under this concept the County would focus on economic centers rather than district boundaries. The County would designate focus points intended to become centers of shipping, processing, trade, downtown revitalization, visitation, and services. These economic centers could be used by any farmer, regardless of farm location. An economic center for Clarksburg already exists in the downtown area, including the Old Sugar Mill. The opportunities for the economic center should be explored as a part of the research and analysis phase of looking at agricultural districts.

l) **Agricultural Development Block Grants** – If a revenue source is available, the County could consider creation of a local grant program for qualifying agricultural development projects such as new agricultural processing facilities in targeted areas. The County could create a matching grant program for example using general funds, tribal mitigation money, or perhaps available State funding as seed money.

m) **Regional Cooperation** – The Clarksburg District could reach out to the neighboring areas of Sacramento County and Solano County. The region might benefit from a cooperative and creative venture where each commits a certain level of funding and energy to joint marketing of the region.

n) **Other Marketing Assistance, Financial Incentives, and Regulatory Relief** -- Other ideas that emerge from the process of defining and implementing the Clarksburg Agricultural District.

Passed and adopted by the Board of Supervisors of the County of Yolo, State of California, on the 29th day of January, 2008, by the following vote:

AYES:
NOES:
ABSTENTIONS:
ABSENT:

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Duane Chamberlain, Chairman
Yolo County Board of Supervisors

Attest:
Ana Morales, Clerk of the Board

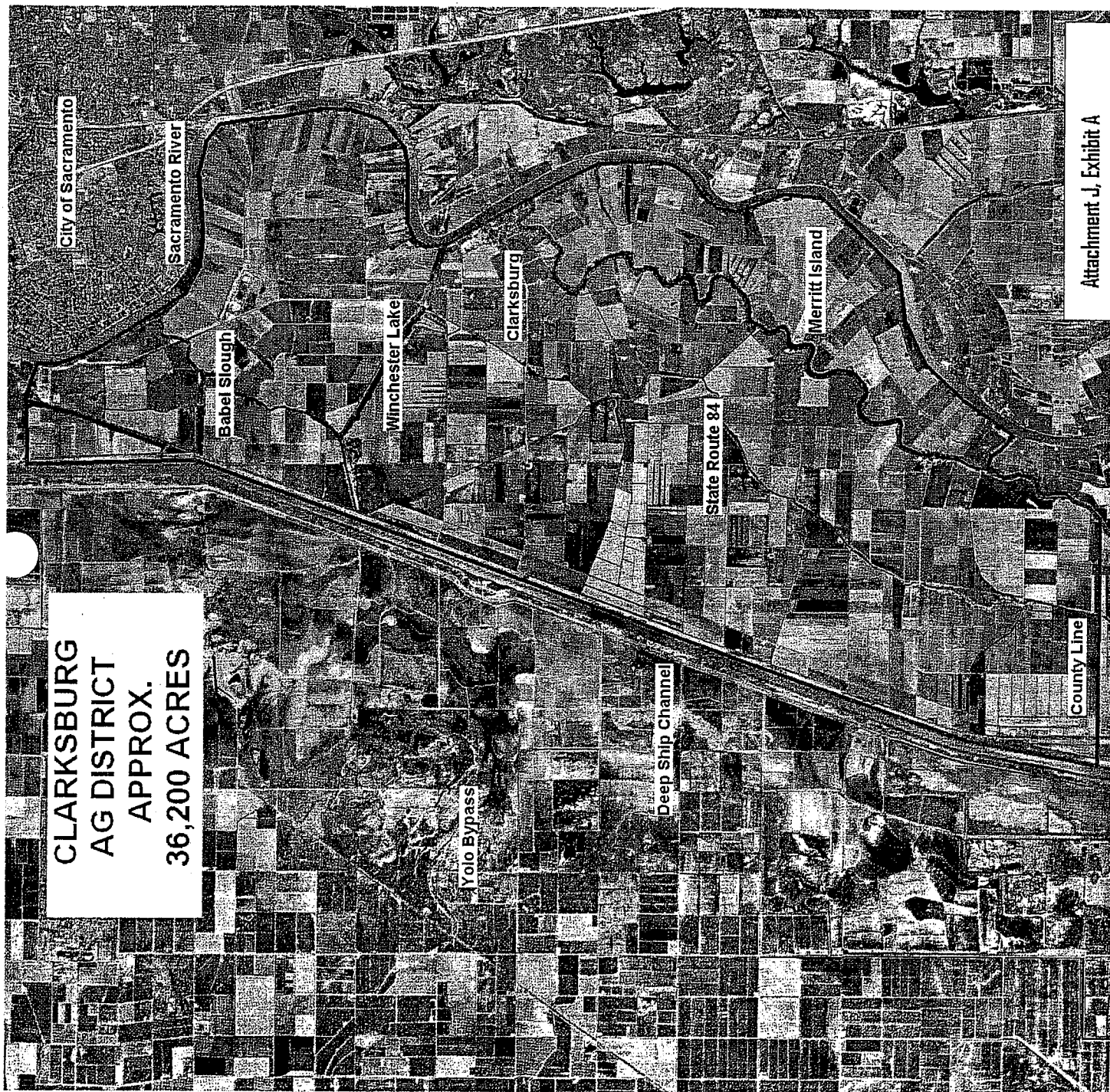
By: _____
Deputy (Seal)

Approved As To Form:
Robyn Truitt Drivon, County Counsel

By: _____
Philip J. Pogledich, Senior Deputy

Exhibit A – Boundary for Clarksburg Agricultural District

CLARKSBURG
AG DISTRICT
APPROX.
36,200 ACRES



Attachment J, Exhibit A

County Line